

Statement of Information

Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode

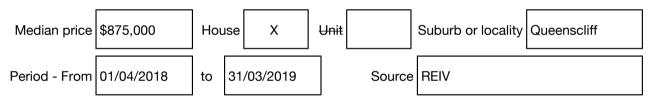
Address 64 Nelson Road, Queenscliff Vic 3225 uburb or postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$695,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	12 Edgewater CI QUEENSCLIFF 3225	\$707,500	27/07/2018
2	20 Edgewater CI QUEENSCLIFF 3225	\$690,000	08/03/2019
3	18 Downton Cr POINT LONSDALE 3225	\$685,000	21/01/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 670 sqm approx Agent Comments

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Indicative Selling Price \$695,000 **Median House Price** Year ending March 2019: \$875,000

Comparable Properties



12 Edgewater CI QUEENSCLIFF 3225 (REI/VG) Agent Comments



Price: \$707,500 Method: Private Sale Date: 27/07/2018 Rooms: 7 Property Type: House Land Size: 747 sqm approx



20 Edgewater CI QUEENSCLIFF 3225 (REI/VG) Agent Comments



Price: \$690,000 Method: Private Sale Date: 08/03/2019 Rooms: 6 Property Type: House Land Size: 776 sqm approx



18 Downton Cr POINT LONSDALE 3225 (VG) Agent Comments



Price: \$685,000 Method: Sale Date: 21/01/2019 Rooms: -Property Type: House (Res) Land Size: 819 sqm approx

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